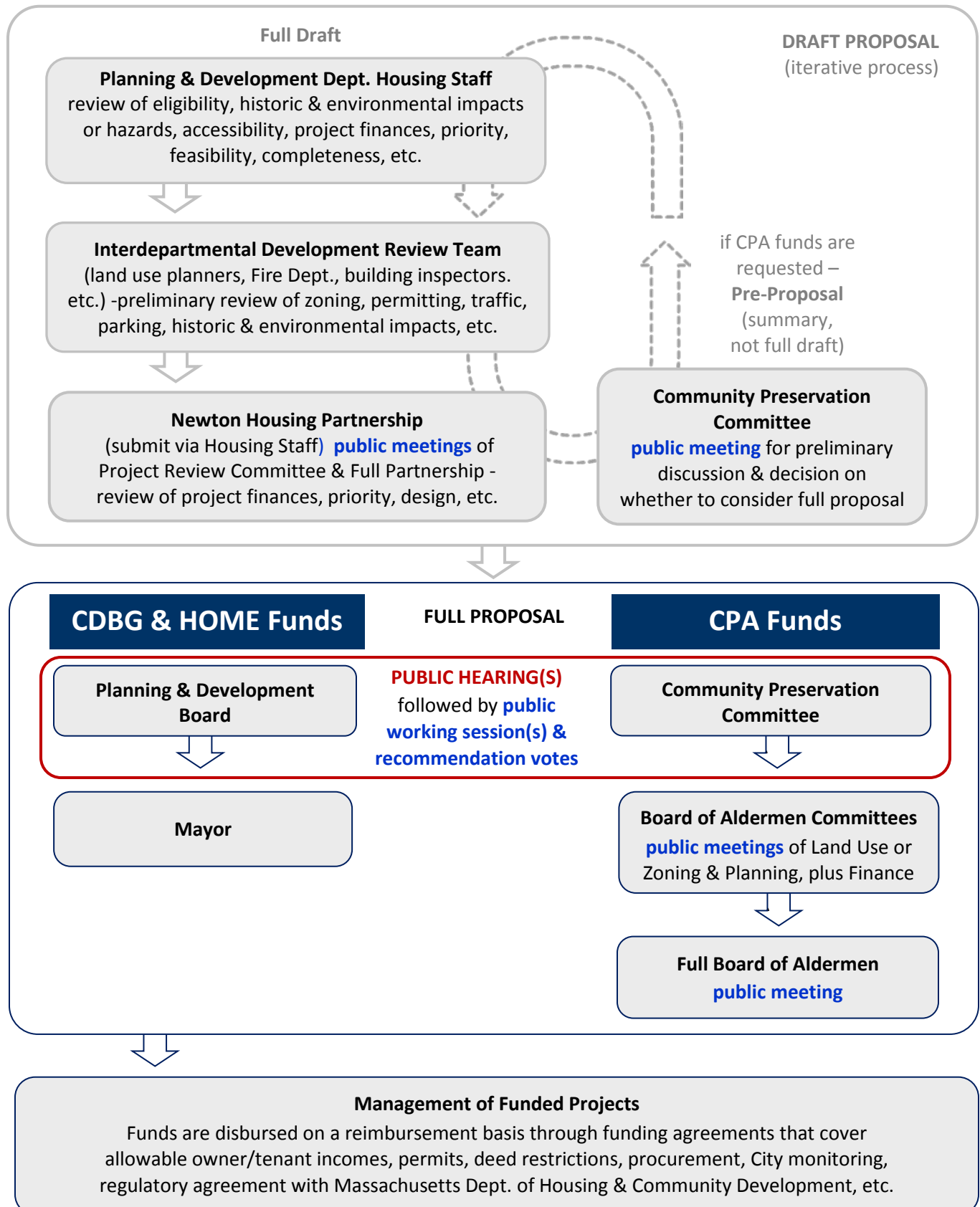


Newton, Massachusetts
REVIEW & APPROVAL of CDBG, HOME and/or CPA FUNDING
for AFFORDABLE HOUSING DEVELOPMENT

last
updated
April
2013



Newton, Massachusetts REVIEW & APPROVAL of COMPREHENSIVE PERMITS for AFFORDABLE HOUSING

last
updated
December
2013

Any project that needs a Comprehensive Permit must confirm its funding sources, whether private or public, before beginning the process on this page. Projects that need public funds must first go through the funding process on the preceding page; any public funds tentatively committed are released for the project only if/when the Comprehensive Permit is approved.

City boards & depts. (Newton Housing Partnership, Planning & Development Dept., etc.) and **neighborhood meetings** review project concept, may request voluntary changes as a prerequisite for ...

**LOCAL
INITIATIVE
PROGRAM**

(optional –
by developer
request)

... letters supporting site eligibility from **Newton Housing Partnership & Mayor**

Project Site Eligibility

Developer requests determination from the appropriate **state or federal program** (called the “subsidizing agency,” even if no state or federal funds are involved), which has **30 days to consider comments from local government & boards and other interested parties.**

**ALL
PROJECTS**

Comprehensive Permit Review

If site is eligible, developer applies for permit through **Newton Zoning Board of Appeals (ZBA).**

Within 30 days, ZBA **notifies abutters**, opens a **PUBLIC HEARING** and begins accepting **public written comments.** Statutory maximum hearing/comment period is 180 days.

ZBA requires developer to submit detailed project plans for evaluation of potential impacts on public health, safety & the environment by City boards, City staff, and/or independent consultants (hired at developer’s expense but overseen by City staff).

Based on public comments & professional evaluations,
ZBA may request project changes or impose conditions for permit approval.
ZBA must either deny or approve the permit within 40 days after closing its public hearing.

Comprehensive Permit Appeals

Developer may appeal ZBA decision to State Housing Appeals Committee if permit is denied or if permit conditions make the project uneconomic (insufficient return on investment).

Any interested party may appeal ZBA decision if permit is approved.

For statutory time limits and factors that the Appeals Committee may and may consider, see www.mass.gov/hed/economic/eohed/dhcd/hac.html.

Final Cost Certification/Profit Limits

Upon completion, developer pays for independent audit, reviewed by state or federal “subsidizing agency.” Profits above 10%-20% (depending on project type) must be returned to the municipality.